



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

PLANNING COMMISSION AGENDA
August 25, 2014

**A meeting of the Farmington Planning Commission will be held on
Monday, August 25, 2014 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call

2. Approval of the minutes – July 28, 2014

3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.

4. PUBLIC HEARINGS

- A. **Rezoning request** – C & R Development- request rezoning from RE-1 to C-1
Property owned by: Southwinds Land Co.
Property Location: 12514 N. Hwy. 170
Presented by: Jerry Coyle or Phil Robinson

5. NEW BUSINESS

- A. **Variance Request:** 2 lots- reduce lot size to 1.47 acres instead of 2 acre minimum
Property owned by: Janie Steele
Property Location: 669 Rheas Mill
Presented by: James Gibson or Josh Portman
- B. **Final Plat:** Holland Crossing Commercial Subdivision
Property owned by: Rausch Coleman Development Group
Property Location: Holland Dr. & E. Main
Presented by: Crafton Tull

- C. Variance Request:** Holland Crossing Duplexes – side set back and lot width
Property owned by: Rausch Coleman Development Group
Property Location: 4735 S. Alberta St.
Presented by: Crafton Tull
- D. Large Scale Development/Preliminary Plat:** Holland Crossing Duplexes
Property owned by: Rausch Coleman Development Group
Property Location: 4735 S. Alberta St.
Presented by: Crafton Tull

PLANNING COMMISSION MINUTES

JULY 28, 2014

1. ROLL CALL

PRESENT

Judy Horne
Bobby Wilson
Matt Hutcherson
Toni Bahn
Gerry Harris
Josh Clary
Robert Mann

ABSENT

Sean Schader

2. Approval of minutes dated June 23, 2014 was approved by 6 to 2. Toni Bahn abstained because she was not in attendance. Robert Mann did not vote as he is chairman.

3. Comments from Citizens: NONE

4. Unfinished Business was tabled until end of meeting.

5. PUBLIC HEARINGS

A. Rezoning Request (from R-1 to R-O) 403 S. Hunter.

Keith Marrs presented: Potential buyer wants to put Abram Pest Control; Emery Ferguson-owner-answered Judy Horne's question regarding onsite storage of chemicals. No onsite chemicals will be stored. He said trucks will be loaded and taken home at night. The refill location is in Springdale. He said this is mostly a call center, with 4 employees.

The resident at 401 S. Hunter, Troy Schader, stated his concern is driveway/traffic. Question from Commission-Will anyone live there? A: No. After 5/6 pm no one will be there.

Judy Horne suggested Commissioners look at land use plan for that area. Steve Tennant pointed out must consider permitted use.

REZONING REQUEST: It passed 4-2 with Horne & Harris voting No. This was passed on to City Council.

- B. Ordinance Implementing Design Standards: Each unit will have one garage with a pad for two other vehicles to be parked off the street.
Steve Tennant gave his report on the ordinance. Robert opened it up for public comment: There was none. Approved adding parking verbiage and external illumination for signs. It was passed 6-0 and sent to City Council.

NEW BUSINESS:

- A. Variance Request – 10 foot rear setback variance (from 25' to 15') for property Located at 125 Terry owned by Scott Houston. He wants to put a slab down with a shop on it in backyard. Rick Bramall said makes sense, works for him and will be looked at when they get permit for building. Steve asked about covenants for subdivision. Property owner said subdivision is extremely old and within same street there are other large buildings that exist. Robert opened floor for public comment- None-floor closed. The Variance was passed by 6-0 subject to review of covenants by Steve Tennant.
- B. Variance Request- 10 foot side setback variance (from 10' to 0') for property located at 114 Lark Lane owned by Angel and Monica Hernandez. City received a call re: this. Visited with resident when found no files of permit were found. This is over 200 feet and connects to house also. Rick suggests not approving because it could be a fire issue/close proximity to neighbor. Rick said if neighbor did same their houses would touch. Retired Fireman, Mr. Shannon has concerns regarding firemen reaching back of house. The Commission voted and it failed to pass. 6-0 against passing.
4. Unfinished Business: Rezoning request: Kerry Pitts requesting Southwinds Dr. rezoning from R-0/R-2 to MF-2. Chairman Mann advised that they were only discussing zoning, not specifics of building. A vote was taken and it passed with Horne and Hutcherson voting NO. It passed 4-2 and sent to City Council.

Secretary, Planning Commission

Chairman, Planning Commission

Agenda Item 4. Public Hearing

A. Rezone Request by C& R Development

City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: C+R Development Day Phone: 479-879-6444

Address: 930 E Parks St. P.O. Box 566 Fax: 479-846 4524

Representative: Jerry Coyle / Phil Robinson Day Phone: 479 879-6444

Address: 930 E Parks St. P.O. Box 72753 Fax: 479 846 4524

Property Owner: Southwinds Land Co. Day Phone: 479-951-7745

Address: PO Box 745 Farmington, AR 72730 Fax: 479-267-5083

Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 12514 N Hwy 170

Current Zoning -- ~~A-1~~ Proposed Zoning -- C-1
RE-1

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

C-1 - Self Storage & RV Storage

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 30 day of July, 2014.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from RE-1 ~~A-1~~ to C-1 will be held on the 25 day of August, 2014, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

* A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

[Signature] Date 8-6-14
Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

[Signature] Date 8-6-14
Owner/Agent Signature

**NOTICE OF HEARING BEFORE THE CITY OF
FARMINGTON ON AN APPLICATION TO REZONE
PROPERTY**

**To All Owners of land lying adjacent to the property at: 12514 N Hwy 170
Farmington AR**

Property owner - Southwinds Land Co.

**NOTICE IS HEREBY GIVEN THAT an application has been filed for Rezoning of
the above property**

The purpose of this request is to change from an RE-1 zoning to C-1 zoning

Planned project – Self storage Facility and Office Building

**A public hearing to consider this request to rezone the above described property
from RE-1 to C-1 will be held on the 25 day of August 2014 at 6:00 p.m. at
Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested
persons are invited to attend.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 30th day of July, 2014.

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WAHSINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.4' AND S87°47'29"E 673.08' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°30'36"E 358.44' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY S87°22'32"E 620.01', THENCE LEAVING SAID RIGHT-OF-WAY S02°30'36"W 353.94', THENCE N87°47'29"W 620.01' TO THE POINT OF BEGINNING. CONTAINING 5.07 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO 20' INGRESS AND EGRESS EASEMENT THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.40' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°47'29"E 1293.09' TO THE TERMINUS OF SAID EASEMENT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ALSO

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.40' AND S87°47'29"E 415.46' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°29'20"E 360.31' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY S87°22'32"E 257.75', THENCE S02°30'36"W 358.44', THENCE N87°47'29"W 257.62' TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES, MORE OR LESS, SUBJECT TO A 20' INGRESS AND EGRESS EASEMENT IN BOOK 2006 AT PAGE 50483 AND ALL OTHER EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

A public hearing to consider this request to rezone the above described property from RE-1 to C-1 will be held on the 25th day of August, 2014, at 6:00 PM at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.

7013 2630 0000 0292 ET02

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For delivery information visit our website at www.usps.com

FAYETTEVILLE AR 72702 SPECIAL USE

| | | |
|---|----------------|--------------------------------|
| Postage | \$ 0.49 | 0254 06 Postmark Here |
| Certified Fee | \$3.30 | |
| Return Receipt Fee (Endorsement Required) | \$2.70 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 6.49 | |

07/30/2014

Sent To

Street, Apt. No.,
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

7013 2630 0000 0292 ET02

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PRAIRIE GROVE AR 72753 SPECIAL USE

| | | |
|---|----------------|--------------------------------|
| Postage | \$ 0.49 | 0254 06 Postmark Here |
| Certified Fee | \$3.30 | |
| Return Receipt Fee (Endorsement Required) | \$2.70 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 6.49 | |

07/30/2014

Sent To

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or PO Box No.

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FAYETTEVILLE AR 72704 SPECIAL USE

| | | |
|---|----------------|--------------------------------|
| Postage | \$ 0.49 | 0254 06 Postmark Here |
| Certified Fee | \$3.30 | |
| Return Receipt Fee (Endorsement Required) | \$2.70 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 6.49 | |

07/30/2014

Sent To

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or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

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|---|----------------|--------------------------------|
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| Certified Fee | \$3.30 | |
| Return Receipt Fee (Endorsement Required) | \$2.70 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 6.49 | |

07/30/2014

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GOODYEAR AZ 85338 SPECIAL USE

| | | |
|---|----------------|--------------------------------|
| Postage | \$ 0.49 | 0254 06 Postmark Here |
| Certified Fee | \$3.30 | |
| Return Receipt Fee (Endorsement Required) | \$2.70 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 6.49 | |

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FARMINGTON, AR 72730

| | | |
|--|---------|---|
| Postage | \$ 0.49 | 0254 06 Postmark Here 07/30/2014 |
| Certified Fee | \$3.30 | |
| Return Receipt Fee (Endorsement Required) | \$2.70 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 6.49 | |

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Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

5400 6259 0000 0692 E707

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For delivery information visit our website at www.usps.com

SPRINGDALE, AR 72764

| | | |
|--|---------|---|
| Postage | \$ 0.49 | 0254 06 Postmark Here 07/30/2014 |
| Certified Fee | \$3.30 | |
| Return Receipt Fee (Endorsement Required) | \$2.70 | |
| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total Postage & Fees | \$ 6.49 | |

Sent To

Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

9200 9259 0000 0692 E707

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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jim Beavers
 10886 Blue Sky Rd
 Farmington AR
 72730-9001

2. Article Number
 (Transfer from service label)

7013 2630 0000 6526 0052

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 Agent
 Addressee
- B. Received by (Printed Name)
 Melvin Beavers
- C. Date of Delivery
 8-1-14
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Travis Warren
 10976 Blue Sky Rd
 Farmington AR
 72730

2. Article Number
 (Transfer from service label)

7013 2630 0000 6526 0090

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 Agent
 Addressee
- B. Received by (Printed Name)
 W. TRAVIS WARREN
- C. Date of Delivery
 8-1-14
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joe Kilpatrick
 P.O. Box 432
 Farmington NE
 72730

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Debra Kilpatrick* Agent
- B. Received by (Printed Name) Addressee
Debra Kilpatrick Date of Delivery *8/11/14*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- 3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7013 2630 0000 6526 0045
 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vivian Sanderson
 15570 Quail Rd
 Fayetteville AR
 72704

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Vivian Sanderson* Agent
- B. Received by (Printed Name) Addressee
Vivian Sanderson Date of Delivery *8/11/14*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- 3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7013 2630 0000 6526 0113
 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Charles Trantham
 P.O. Box 484
 Fayetteville AR
 72702

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *Charles Trantham* Agent
- B. Received by (Printed Name) Addressee
Charles Trantham Date of Delivery *8/14/14*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- 3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes

Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7013 2630 0000 6526 0106
 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dottie Oldham
 719 E Douglas St.
 Prairie Grove AR
 72753

COMPLETE THIS SECTION ON DELIVERY

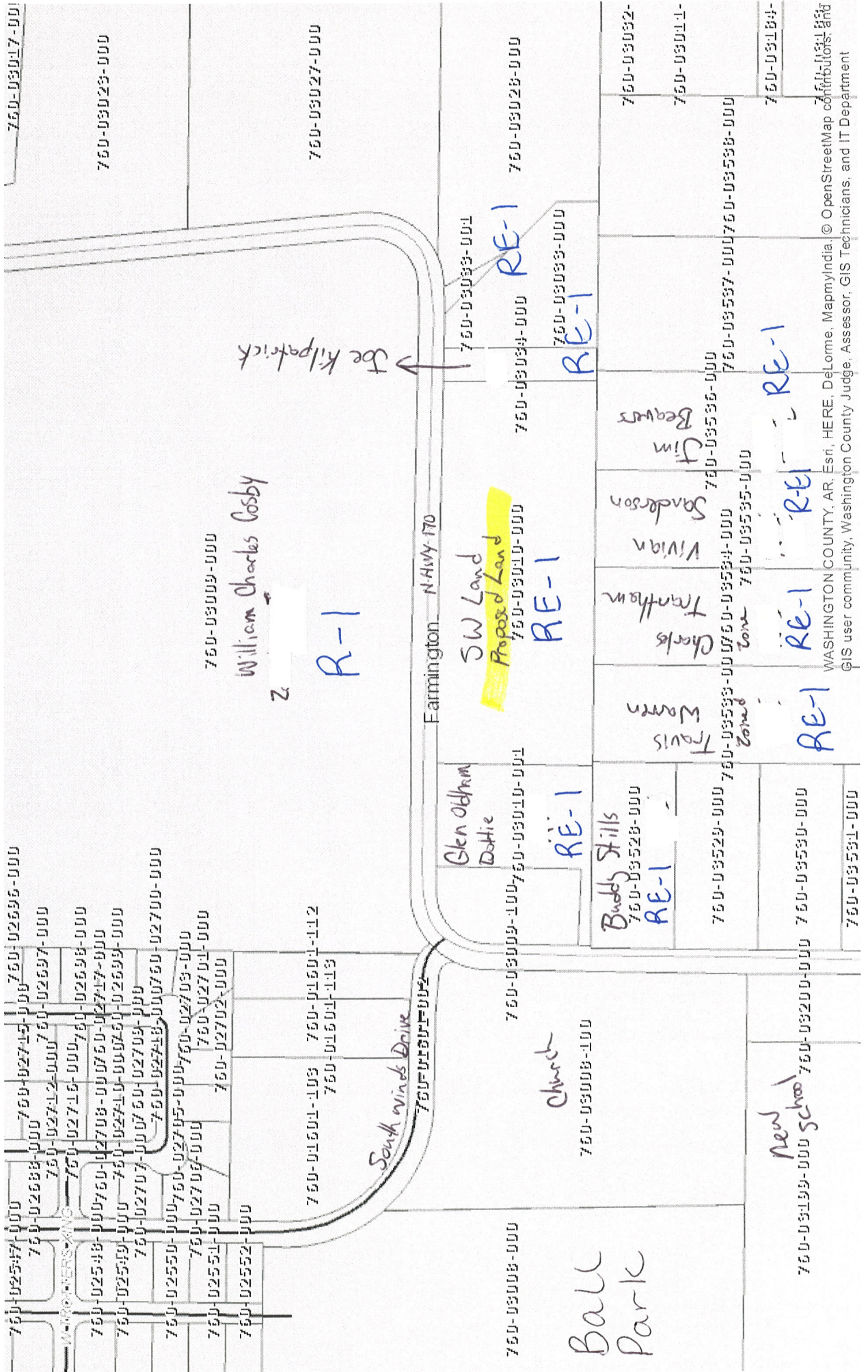
- A. Signature *Dottie Oldham* Agent
- B. Received by (Printed Name) Addressee
Dottie Oldham Date of Delivery *8/11/14*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- 3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7013 2630 0000 6526 0069
 Domestic Return Receipt

N 4



NORTHWEST ARKANSAS NEWSPAPERS LLC

NORTHWEST ARKANSAS DEMOCRAT-GAZETTE

THE MORNING NEWS OF SPRINGDALE

THE MORNING NEWS OF ROGERS

NORTHWEST ARKANSAS TIMES

BENTON COUNTY DAILY RECORD

212 NORTH EAST AVENUE, FAYETTEVILLE, ARKANSAS 72701 | P.O. BOX 1607, 72702 | 479-442-1700 | WWW.NWANNEWS.COM

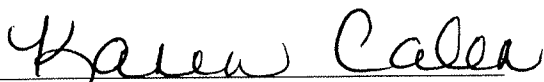
AFFIDAVIT OF PUBLICATION

I, Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Newspapers, LLC, printed and published in Washington and Benton County, Arkansas, bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

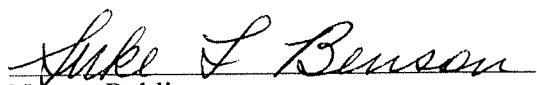
PRAIRIE GROVE SELF STORAGE
PH/Farmington rezone

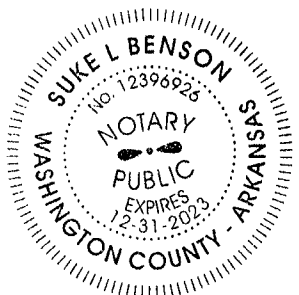
Was inserted in the Regular Editions on:
August 2, 2014

Publication Charges: \$ 123.60


Karen Caler

Subscribed and sworn to before me
This 4th day of August, 2014.


Notary Public
My Commission Expires: 12/31/2023



****NOTE****

Please do not pay from Affidavit. Invoice will be sent.

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 30th day of July, 2014.

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.4' AND S87°47'29"E 673.08' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°30'36"E 358.44' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY S87°22'32"E 620.01', THENCE LEAVING SAID RIGHT-OF-WAY S02°30'36"W 353.94', THENCE N87°47'29"W 620.01' TO THE POINT OF BEGINNING. CONTAINING 5.07 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO 20' INGRESS AND EGRESS EASEMENT THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.40' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°47'29"E 1293.09' TO THE TERMINUS OF SAID EASEMENT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

ALSO

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.40' AND S87°47'29"E 415.46' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°29'20"E 360.31' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY S87°22'32"E 257.75', THENCE S02°30'36"W 358.44', THENCE N87°47'29"W 257.62' TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES, MORE OR LESS, SUBJECT TO A 20' INGRESS AND EGRESS EASEMENT IN BOOK 2006 AT PAGE 50483 AND ALL OTHER EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

A public hearing to consider this request to rezone the above described property from RE-1 to C-1 will be held on the 25th day of August, 2014, at 6:00 PM at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.

72735778 Aug. 2014

From
Coyle Construction
PO Box 565
Prairie Grove, AR 72753

Type: REAL ESTATE
Recorded: 8/27/2010 2:01:13 PM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk

To: Brenda Coleman
City of Farmington

File# 2010-00024718

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **OTIS, LLC** hereinafter called Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by **SOUTHWINDS LAND CO.**, hereinafter called Grantee, does hereby grant, bargain, and sell unto the said Grantee and Grantee's heirs and assigns, the following described land situated in Washington County, State of Arkansas, to-wit:

Legal Disc.

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.4' AND S87°47'29"E 673.08' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°30'36"E 358.44' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY S87°22'32"E 620.01', THENCE LEAVING SAID RIGHT-OF-WAY S02°30'36"W 353.94', THENCE N87°47'29"W 620.01' TO THE POINT OF BEGINNING. CONTAINING 5.07 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO 20' INGRESS AND EGRESS EASEMENT THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.40' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°47'29"E 1293.09' TO THE TERMINUS OF SAID EASEMENT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHT-OF-WAYS OF RECORD

ALSO

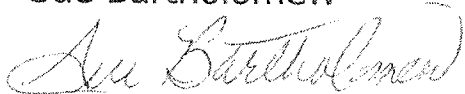
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°12'38"E 362.40' AND S87°47'29"E 415.46' FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°29'20"E 360.31' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY S87°22'32"E 257.75', THENCE S02°30'36"W 358.44', THENCE N87°47'29"W 257.62' TO THE POINT OF BEGINNING. CONTAINING 2.13 ACRES, MORE OR LESS. SUBJECT TO A 20' INGRESS AND EGRESS EASEMENT IN BOOK 2006 AT PAGE 50483 AND ALL OTHER EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And the said Grantor, hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title to the said lands against all legal claims whatever.

Aug 1, 2014

I authorize Jerry Coyle or Phil Robinson, C&R Development LLC, to represent me regarding rezoning the property located at 12514 N. Hwy 170.

Sue Bartholomew

A handwritten signature in cursive script that reads "Sue Bartholomew".

Southwinds Land Co.

Aug 1, 2014

Agenda Item 5. New Business

A. Variance Request -669 Rheas
Mill

City of Farmington
Application for Variance

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Janie Steele Day Phone: 530-2537
Address: 669 Rheas Mill Rd Fax: _____
Representative: Larry Robbins Day Phone: 479-466-0999
Address: Po Box 780 Fax: 479-267-4975
Property Owner: Janie Steele Day Phone: 530-2537
Address: 149 Neal Fax: _____
Farmington, Ark

Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 669 Rheas Mill Rd.

Current Zoning -- _____

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

approval requested to allow the property to be split 1 time.
Reason for variance is for lot sizes. There will be 2 lots
approximately 1.47 Acres each. Variance would allow
each lot to be .53 acres less than 2 acre minimum.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

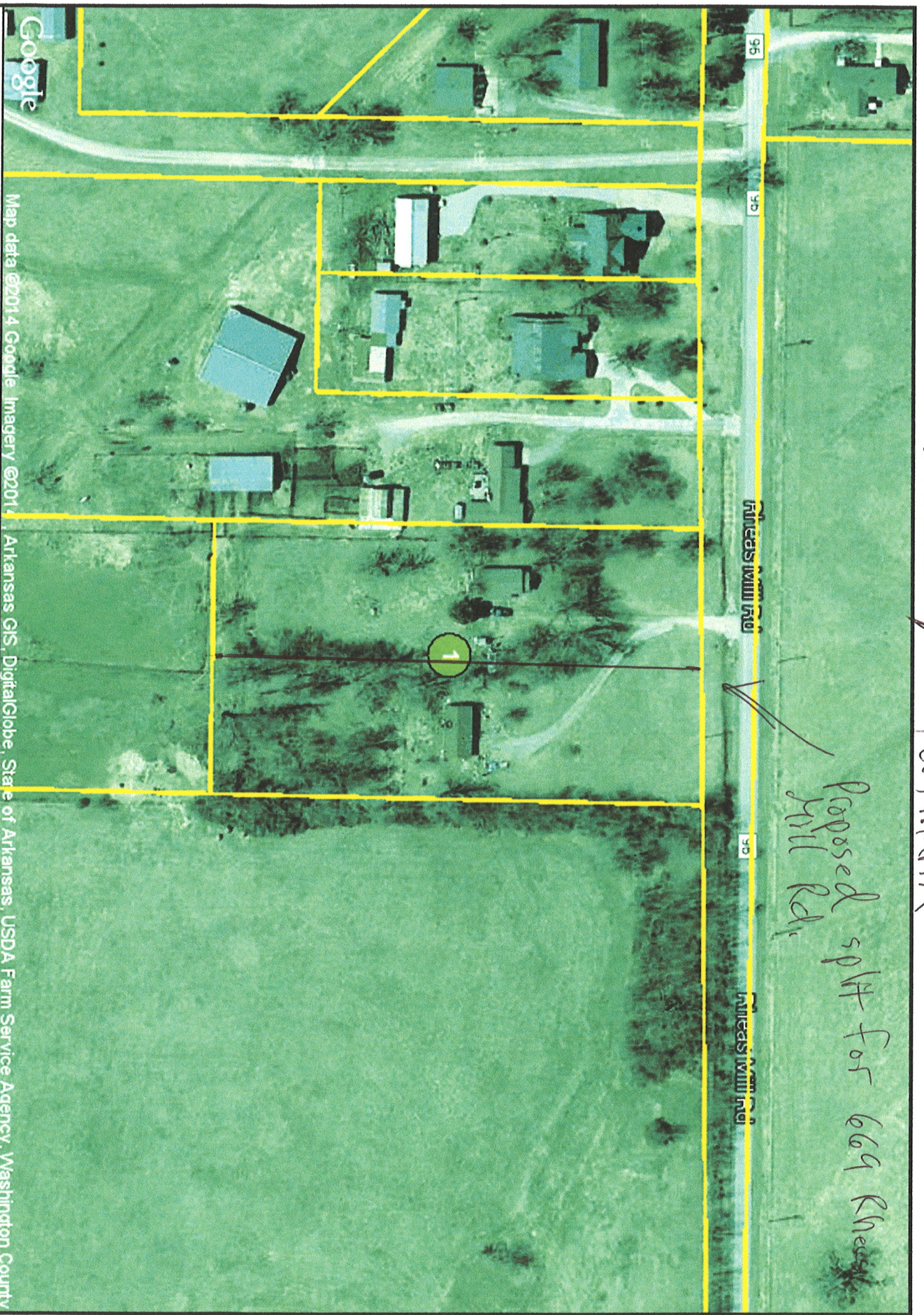
Janie R. Steele Date August 14, 2014
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

Owner/Agent Signature _____ Date _____

Steele / Postman

Proposed split for 669 Kneads Mill Rd.



Google

Map data ©2014 Google, Imagery ©2014

Arkansas GIS, DigitalGlobe, State of Arkansas, USDA Farm Service Agency, Washington County

powered by: **DataScout Pro**

Agenda Item 5. New Business

B. Final Plat – Holland Crossing
Commercial Subdivision

CITY OF FARMINGTON
APPLICATION & CHECKLIST
FOR A
FINAL PLAT / REPLAT

STAFF USE ONLY

Date Application Submitted _____
Date Accepted as Complete _____
Case/Appeal Number _____
Public Hearing Date _____

FEE: FINAL PLAT

| | |
|------------|---------|
| 1-10 LOTS | \$300 |
| 11-25 LOTS | \$500 |
| 26-50 LOTS | \$1,000 |
| 51-75 LOTS | \$1,500 |
| 76 & UP | \$2,000 |

APPLICATION:

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Technical Review Committee or the Planning Commission agenda until this information is furnished.*

GENERAL INFORMATION:

| | |
|---|--|
| <p>Applicant: <u>Rausch Coleman Homes, LLC</u> Address: <u>3420 N. Plainview Ave</u> <u>Fayetteville, AR 72703</u></p> | <p>Day Phone: <u>479.455.9090</u> Fax #: _____</p> |
| <p>Representative: <u>Daniel Ellis</u> Address: <u>901 N 47 Street S-1c 200</u> <u>Rogers, AR 72756</u></p> | <p>Day Phone: <u>479.878.2463</u> Fax #: _____</p> |
| <p>Property Owner: <u>Rausch Coleman Homes, LLC</u> Address: <u>3420 N. Plainview Ave</u> <u>Fayetteville, AR 72703</u></p> | <p>Day Phone: <u>479.455.9090</u> Fax #: _____</p> |

Indicate where correspondence should be sent:

Applicant
 Representative
 Owner

DESCRIBE PROPOSED PROJECT IN DETAIL (Attach to application)

PROPERTY DESCRIPTION

Site Address: Albush Street

Current Zoning District C0

Legal Description of Property: May be found on deed or current survey of property. (Attach to application)

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:
RC Homes

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of application. I understand that the City may not approve my application or may set conditions on approval.

Daniel Ellis

Date: 07/25/14

PROPERTY OWNER/AUTHORIZED AGENT: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Date: _____

Checklist:*

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Completed application form. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Payment of application fee \$ <u>300</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. One AutoCad drawing to a scale of 1" = 100' or larger of all required information including exact dimensions of plat. (Drawing size = 24" X 36" or 18" X 24") <u>fifteen</u> copies of the plat or plan (folded to 9" X 12" or 10" X 10 1/2"). Plats shall use layers, symbols and line types as required by the Consulting City Engineer. |

The following information shall appear on the plat:

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Names, addresses and telephone numbers of the record owners, engineer, and surveyor (sealed and signed) preparing the plat or plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. North arrow, graphic scale, acreage, zoning, date of preparation and area (in square feet or acres) of the plat, and date of survey. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Sign-Off block per City requirements, as furnished by the Planning Department. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Title block located in the lower right hand corner indicating the name and type of project, firm or individual preparing drawings and date. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Note regarding wetlands determination, if any. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Location of all pins and monuments. The plat will indicate the state plane coordinates of the monuments. One out of each four monuments shall contain a brass plate indicating elevation in accordance with item 12. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Written legal description that reads clockwise (Note: if the project is contained in more than one tract, the legal for each individual tract and a total tract description must be provided.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Point-of-beginning from a permanent well-defined reference point. This P.O.B. shall be clearly labeled on the drawing. |

*Applicant shall positively certify each item. Where "NO" or "N/A" is checked, Applicant shall submit a written explanation why the item is not positively certified.

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Labeled property lines with bearings, dimensions and curve data. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Highway right-of-way lines clearly labeled. (The proposed R.O.W. lines shall be shown and dimensioned.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Clear representation of the FEMA Designated 100-yr Floodplain and/or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. A listing of all lots that are located in the Flood Hazard Area and the symbol of "FP" located on each lot. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 1988 datum. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Provide a complete and accurate legend. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000'). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15. The location of all existing and proposed buildings, dimensions of buildings, square feet and dimensioned setbacks from the building to property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16. Revision block. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17. Drawing title (Final plat or Replat). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18. Minimum finished floor elevations for lots in residential subdivisions shall be the highest of 1) one (1) foot above the top of the curb at the center of the driveway or 2) one (1) foot above finished grade at the highest point around the perimeter of the house or 3) the elevation indicated on the plat. |

PROPOSED AND EXISTING UTILITIES AND DRAINAGE IMPROVEMENTS

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. The width, approximate locations and purposes of all existing and proposed utilities, drainage improvements and easements for drainage, water and sewer, utilities, flood control or other public purposes within and adjacent to the project. Existing easements shall show the name of the easement holder, purpose of the easement and instrument number of the recorded document. If an easement is blanket or indeterminate in nature, it must be released. |
|-------------------------------------|--------------------------|--------------------------|---|

PROPOSED AND EXISTING STREETS AND RIGHTS-OF-WAY

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. The location, width, and names or designations of all existing and proposed streets, alleys, paths and other rights-of-way, whether public or private, within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data. Private streets shall be clearly indicated. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. The location of all existing and proposed street lights every intersection, cul-de-sac and every 300' and associated easements to serve each light. |

PROPOSED LOTS

YES NO N/A

- 1. The lot layout, the dimensions of each lot, number of each lot, total area in square footage or acreage to the nearest one-hundredth (1/100th) acre of each lot and the minimum finished floor elevations for each lot. The finished floor elevation for lots in the FEMA 100 year flood plain shall be established a minimum of two (2) feet above the 100-year flood elevations. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.

- 2. The designation of all "outlots" and anticipated uses if known.

SITE SPECIFIC INFORMATION

- 1. The location of existing or proposed ground leases or access agreements.

- 2. The boundaries, acreage and use of existing and proposed public areas in and adjacent to the project. If land is to be offered for dedication for park or recreation purposes or for the purpose of providing public access to any public water, river or stream, it shall be designated.

- 3. A description of proposed public or commonly held areas and draft "open-space" easement agreements, if applicable.

- 4. Copy of filed covenants, POA agreements with conditions and restrictions, if any. Show on the plat the instrument number of the recorded documents.

- 5. A written description of requested variances and waivers from any city requirement.

- 6. Proposed building setbacks. (A variance is necessary for proposed setbacks less than those set forth in the zoning district.)

- 7. The location & size of existing and proposed signs, if any.

DATA ON DISKETTE

- 1. Magnetic media or CD with all information in AutoCad or a similar format (DWG or DXF) must be submitted with the final plat. Questions concerning this requirement should be directed to Planning.

Development Checklist:

| | Yes | No | N/A, why? |
|--|-----|----|----------------------|
| 1. Completed application form. | | | Previously Submitted |
| 2. Payment of application fee. | | | Previously Submitted |
| 3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer. | X | | |
| 4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½". | X | | |
| The Following Shall Appear on the Plat: | | | |
| 1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat. | X | | |
| 2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.* | X | | |
| 3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use. | X | | |
| 4. Complete and accurate legend. | X | | |
| 5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision. | X | | |
| 6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress. | X | | |
| 7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.) | X | | |
| 8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled. | X | | |
| 9. Curve data for any street which forms a project boundary. | X | | |
| 10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. | X | | |
| 11. Status of regulatory permits: | | | N/A |
| a. NPDES Storm water Permit | | | |
| b. 404 Permit | | | |
| c. Other | | | |
| 12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc. | X | | |
| 13. Spot elevations at grade breaks along the flow line of drainage swales. | X | | |
| 14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000'). | X | | |
| 15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines. | X | | |
| 16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned. | X | | |
| 17. Existing topographic information with source of the information noted. Show: | X | | |

| | | | |
|--|---|---|-----|
| a. Two foot contour for ground slope between level and ten percent. | | | |
| b. Four foot contour interval for ground slope exceeding 10%. | | | |
| 18. Preliminary grading plan. | X | | |
| Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | X | | |
| 2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan. | X | | |
| Proposed Utilities | | | |
| 1. Regarding all proposed storm sewer structures and drainage structures: | X | | |
| a. Provide structure location and types. | X | | |
| b. Provide pipe types and sizes. | X | | |
| 2. Regarding all proposed sanitary sewer systems | X | | |
| a. Provide pipe locations, sizes and types. | X | | |
| b. Manhole locations. | X | | |
| 3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site | | | N/A |
| 4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests. | | | N/A |
| 5. Regarding all proposed water systems on or near the site: | X | | |
| a. Provide pipe locations, sizes and types. | X | | |
| b. Note the static pressure and flow of the nearest hydrant. | | X | |
| c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances. | X | | |
| 6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.) | X | | |
| a. Locations of all related structures. | X | | |
| b. Locations of all lines above and below ground. | X | | |
| c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street. | X | | |
| 7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project. | X | | |
| Proposed and Existing Streets, Rights-of -way and Easements | | | |
| 1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and | X | | |

| | | | |
|--|---|--|-----|
| all curb return radii. Private streets shall be clearly identified and named. | X | | |
| 2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan. | X | | |
| 3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.) | X | | |
| Easement Plat – LSD Only | | | |
| 1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit. | X | | |
| Subdivision of Land | | | |
| 1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat. | X | | |
| 2. The designation of all "outlots" and anticipated uses, if known. | | | N/A |
| 3. For phased development, a plat showing all phases is required. | | | N/A |
| Site Specific Information | | | |
| 1. Provide a note describing any off site improvements. | | | N/A |
| 2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project. | | | N/A |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.) | | | N/A |
| 4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.) | X | | |
| 5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated. | | | N/A |
| 6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms. | | | N/A |
| 7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.) | | | N/A |
| 8. The location and size of existing and proposed signs, if any. | | | N/A |
| 9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections. | X | | |
| 10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.) | X | | |
| 11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance). | | | N/A |
| 12. Location of existing and purposed sidewalks. | X | | |
| 13. Finished floor elevation of existing and purposed structures. | X | | |
| 14. Indicate location and type of garbage service (Large Scale | | | N/A |

| | | | |
|--|---|--|-----|
| Developments only.) Dimension turnaround area at dumpster location. | | | |
| 15. A description of commonly held areas, if applicable. | | | N/A |
| 16. Draft of covenants, conditions and restrictions, if any. | | | N/A |
| 17. Draft POA agreements, if any. | | | N/A |
| 18. A written description of requested variances and waivers from any city requirements. | | | N/A |
| 19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district. | | | N/A |
| 20. Preliminary drainage plan as required by the consulting engineer. | X | | |
| Data on Diskette | | | |
| 1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection. | X | | |

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Rausch Coleman Development Group
Project Name: Holland Crossing Subdivision Final Plat
Engineer/Architect: Crafton Tull

Date: August 5, 2014

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington


Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The zoning is incorrectly labeled on this plat. Show the zoning lines as per the rezoning. It appears the lot lines have been adjust so the zoning lines will not follow the lot line on this plat.
3. Show the 100-year flood boundary, floodway and base flood elevations from the Corp of Engineers 1996 Flood Hazard Study. Label the base flood elevation from, this study for Lots 1, 2, 5, 6 and 7 on the plat along with the minimum finished flow elevation for these lots.
4. Add a legal description and label the subdivision boundary including the point of beginning.
5. Add a note that any development on Lots 1, 2, 5,6 and 7 will require a Flood Plain Development Permit.
6. Provide a benchmark closer to the lots with the minimum finished floor elevations.
7. The right-of-way line type is hard to distinguish from the lot lines. Please revise.
8. Show utilities on this plat and label type and size.
9. Have the fire hydrants along Holland Crossing been installed and accepted by the City of Fayetteville. Provide documentation that this has been done.
10. Label the right-of-way widths for Holland Crossing and Alberta Street.
11. Show street lights.
12. Show location of sign and label.
13. Show building setbacks according to the zoning.
14. Add the proposed use of the lots.

Received By: _____



Ozarks Electric Cooperative

A Touchstone Energy® Cooperative 

PO BOX 848 FAYETTEVILLE, AR 72702 479.521.2900 www.ozarksecc.com

Date: 8-5-2014

City: Farmington

Name: Holland Crossing Commercial Subdivision

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense. Any extension of line that has to be built specifically to feed this property will be at full cost to the owner.
2. Please contact me if you have any questions. Contact Greg McGee at (479) 684-4634 or gmcgee@ozarksecc.com

Additional Comments:

1. Ozarks need a 20' U.E. across (from East to West) the 55' Drainage Easement on the West side of the property at approximately 210' from SWEPCO's South Transmission Line easement.

Melissa McCarville

From: Shane Bell <sbell@pgtc.com>
Sent: Monday, July 28, 2014 1:30 PM
To: 'Melissa McCarville'
Cc: Shane Bell
Subject: RE: Farmington Technical plat

Melissa, I picked up the Final Plat for Holland Subdivision today. I will not be able to make it to the Technical Plat Review Meeting next Tuesday as I will be out of town. I have no comments to make on the Holland Crossing Duplexes project. All of the easements and road crossing conduits look good to me. Would you mind sharing this information for me at the meeting?

Thanks and take care.

Shane Bell | Outside Plant Manager
Office | 479-846-7255 Mobile | 479-841-0980



From: Melissa McCarville [<mailto:melissamccarville@cityoffarmington-ar.gov>]
Sent: Friday, July 25, 2014 4:28 PM
To: sbell@pgtc.com
Subject: Farmington Technical plat

There is a final plat for Holland subdivision that you need to look at also. It will be here for you when you come by. Thanks!

Agenda Item 5. New Business

C. Variance Request – Holland
Crossing Duplexes

City of Farmington
Application for Variance

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Rausch Coleman Homes Day Phone: 479-455-9090

Address: 3420 N. Plainview Ave. Suite 102 Fax: 479-455-2026
Fayetteville, AR 72703

Representative: Crafton Tull Day Phone: 479-878-2463

Address: 901 North 47th Street, Suite 200 Fax: 479-631-6224
Rogers, AR 72756

Property Owner: Rausch Coleman Homes Day Phone: 479-455-9090

Address: 3420 N. Plainview Ave, Suite 102 Fax: 479-455-2026
Fayetteville, AR 72703

Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 4735 S. Alberta Street

Current Zoning -- MF-1

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

We are requesting to reduce the side building setback for each property line dividing a structure to zero. Also we are requesting the reduction of the total lot frontage for each parcel to be reduced from 75' to 38'.

Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

Daniel P. Ellis Date 8/19/14
Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

[Signature] Date 8-19-14
Owner/Agent Signature



PROPERTY DESCRIPTION

LOT 5 OF HOLLAND CROSSING

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 02°05'00" EAST A DISTANCE OF 545.73 FEET; THENCE NORTH 89°41'35" EAST A DISTANCE OF 55.05 FEET TO THE SOUTH RIGHT OF WAY OF ALBERTA STREET FOR THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING (6) CALLS:

1. NORTH 89°41'35" EAST A DISTANCE OF 19.39 FEET
2. SOUTH 88°01'53" EAST A DISTANCE OF 550.33 FEET
3. SOUTH 02°08'08" WEST A DISTANCE OF 20.00 FEET
4. SOUTH 87°58'13" EAST A DISTANCE OF 340.47 FEET
5. SOUTH 87°36'03" EAST A DISTANCE OF 264.82 FEET
6. SOUTH 87°54'34" EAST A DISTANCE OF 75.79 FEET TO THE WEST BOUNDARY LINE OF WALNUT CROSSING SUBDIVISION AS SHOWN ON SURVEY PLAT 0023-00000235; THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID WEST BOUNDARY LINE SOUTH 01°52'14" WEST A DISTANCE OF 366.90 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE NORTH 87°48'16" WEST A DISTANCE OF 1252.13; THENCE NORTH 02°05'00" EAST A DISTANCE OF 383.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.79 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

Agenda Item 5. New Business

D. Large Scale Development/
Preliminary Plat – Holland
Crossing Duplexes

City of Farmington
Application and Checklist
Preliminary Plat

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Rausch Coleman Homes Day Phone: 479-455-2025
 Address: 3420 N. Plainview Ave, Fayetteville Fax: _____
 Representative: Daniel Ellis, P.E. Day Phone: 479-878-2421
 Address: 901 N. 47th Street, Ste 200 Fax: 479-631-6224
 Property Owner: Rausch Coleman Homes Day Phone: 479-455-2025
 Address: Same As Applicant Fax: _____

Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

Fee: A non-refundable review fee of **\$2,000** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$2,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission.

For office use only:

| Fee paid \$ | Date | Receipt # |
|-------------|------|-----------|
| | | |

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 4735 S. ALBERTA STREET
 Current Zoning -- MF-1
 Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

Daniel P. Ellis Date 7/25/14
 Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

[Signature] Date 7-25-14
 Owner/Agent Signature

Development Checklist:

| | Yes | No | N/A, why? |
|--|-----|----|-----------|
| 1. Completed application form. | / | | |
| 2. Payment of application fee. | / | | |
| 3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer. | / | | |
| 4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ". | / | | |
| The Following Shall Appear on the Plat: | | | |
| 1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat. | / | | |
| 2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.* | / | | |
| 3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use. | / | | |
| 4. Complete and accurate legend. | / | | |
| 5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision. | / | | |
| 6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress. | | | / |
| 7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.) | / | | |
| 8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled. | / | | |
| 9. Curve data for any street which forms a project boundary. | / | | |
| 10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. | / | | |
| 11. Status of regulatory permits: | / | | |
| a. NPDES Storm water Permit | | | |
| b. 404 Permit | | | |
| c. Other | | | |
| 12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc. | / | | |
| 13. Spot elevations at grade breaks along the flow line of drainage swales. | / | | |
| 14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000'). | / | | |
| 15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines. | / | | |
| 16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned. | / | | |
| 17. Existing topographic information with source of the information noted. Show: | / | | |

| | | | |
|---|---|--|---|
| a. Two foot contour for ground slope between level and ten percent. | / | | |
| b. Four foot contour interval for ground slope exceeding 10%. | / | | |
| 18. Preliminary grading plan. | / | | |
| Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington) | | | |
| 1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat. | / | | |
| 2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan. | / | | |
| Proposed Utilities | | | |
| 1. Regarding all proposed storm sewer structures and drainage structures: | | | |
| a. Provide structure location and types. | / | | |
| b. Provide pipe types and sizes. | / | | |
| 2. Regarding all proposed sanitary sewer systems | | | |
| a. Provide pipe locations, sizes and types. | / | | |
| b. Manhole locations. | / | | |
| 3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site | | | / |
| 4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests. | | | / |
| 5. Regarding all proposed water systems on or near the site: | | | |
| a. Provide pipe locations, sizes and types. | / | | |
| b. Note the static pressure and flow of the nearest hydrant. | | | / |
| c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances. | / | | |
| 6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.) | | | |
| a. Locations of all related structures. | / | | |
| b. Locations of all lines above and below ground. | / | | |
| c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street. | / | | |
| 7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project. | / | | |
| Proposed and Existing Streets, Rights-of-way and Easements | | | |
| 1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and | / | | |

| | | | |
|--|---|---|--|
| all curb return radii. Private streets shall be clearly identified and named. | | | |
| 2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan. | / | | |
| 3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.) | / | | |
| Easement Plat – LSD Only | | | |
| 1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit. | / | | |
| Subdivision of Land | | | |
| 1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat. | / | | |
| 2. The designation of all "outlots" and anticipated uses, if known. | / | | |
| 3. For phased development, a plat showing all phases is required. | / | | |
| Site Specific Information | | | |
| 1. Provide a note describing any off site improvements. | / | | |
| 2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project. | | / | |
| 3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.) | | / | |
| 4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.) | / | | |
| 5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated. | / | | |
| 6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms. | / | | |
| 7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.) | / | | |
| 8. The location and size of existing and proposed signs, if any. | | / | |
| 9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections. | | / | |
| 10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.) | | / | |
| 11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance). | | / | |
| 12. Location of existing and purposed sidewalks. | / | | |
| 13. Finished floor elevation of existing and purposed structures. | / | | |
| 14. Indicate location and type of garbage service (Large Scale | | / | |

| | | | |
|--|---|--|---|
| Developments only.) Dimension turnaround area at dumpster location. | | | / |
| 15. A description of commonly held areas, if applicable. | | | / |
| 16. Draft of covenants, conditions and restrictions, if any. | | | / |
| 17. Draft POA agreements, if any. | | | / |
| 18. A written description of requested variances and waivers from any city requirements. | / | | |
| 19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district. | / | | |
| 20. Preliminary drainage plan as required by the consulting engineer. | / | | |
| Data on Diskette | | | |
| 1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection. | / | | |

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Rausch Coleman Development Group
Project Name: Holland Crossing Duplexes
Engineer/Architect: Crafton Tull

Date: August 5, 2014

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

Preliminary Plat

2. Please explain the half lot lines. Is it the intention to sell two halves of the duplexes separately? If that is the intention then the half lots must meet the minimum lot widths and lot size in the zoning ordinance. Each half lot must have separate water and sewer services.
3. Label the lot width at the front building setback line for the lots in the cul-de-sacs. The minimum lot width is 75 feet. It appears lots 1-5 do not meet the minimum lot width.
4. Show the zoning lines to this plat and label the zoning of the subdivision property.
5. Fix label for Lot 14.
6. Label area between Lot 6 and Lot 7.
7. What is the purpose of the area south of the subdivision that is part of Lot 5 of the Holland Crossing Subdivision? Label this area.
8. Will there be a sign for this subdivision?
9. Show and label the 100-year Flood Boundary from the 1996 US Corp of Engineers Flood Hazard Study on this plat.
10. Street lights are required at each intersect and at intervals of 300 feet as measured along the centerline of the street. It appears another street light is required along Street A.

Grading Plan


11. Label the minimum finished floor elevation of Lots 6, 7, 14, 15, 24 and 25. The lots will have a minimum finish floor elevation set at least one foot above the 100-year WSE. See the Farmington Drainage Criteria Manual.
12. Street A will not be allowed to drain into Alberta Street. Provide drainage to capture this runoff before it enters Alberta or grade the street to drain to the south.

Utility Plan

13. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department.
14. Show the static pressure and flow of the nearest hydrant.



Ozarks Electric Cooperative

A Touchstone Energy* Cooperative 

PO BOX 848 FAYETTEVILLE, AR 72702 479.521.2900 www.ozarksecc.com

Date: 8-5-2014

City: Farmington

Subdivision Name: Holland Crossing Duplexes

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction. Other utilities will require more conduits at road crossing.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354.
5. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built on Policy 45 (Ozarks is responsible for up to 50% and the Developer is responsible for the remainder of the cost of construction) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
7. All back lot and side lot utility easements to be 20 feet except side lot utility easements to be used for street lights to be 10 feet. All front lot utility easements to be a minimum of 25 feet.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Please contact me when construction begins on subdivision and again when construction is within three months of completion. Greg McGee at (479) 684-4634 or gmcgee@ozarksecc.com

Additional Comments:

1. Ozarks will need a 4" conduit crossing the road at 4' deep from lots 19-A and 19-B to lot 4-A and another crossing from lots 17-A and 17-B to lots 6-A and 6-B.
2. Make the 20' Drainage Easement between lot 24-A and 25-B a combination D.E./U.E.
3. Ozarks will need to cross the existing 55' Drainage Easement on the west side of this project to access the transformer at the back of the lot at 224 Christy Lane in the adjoining subdivision.

Melissa McCarville

From: Shane Bell <sbell@pgtc.com>
Sent: Monday, July 28, 2014 1:30 PM
To: 'Melissa McCarville'
Cc: Shane Bell
Subject: RE: Farmington Technical plat

Melissa, I picked up the Final Plat for Holland Subdivision today. I will not be able to make it to the Technical Plat Review Meeting next Tuesday as I will be out of town. I have no comments to make on the Holland Crossing Duplexes project. All of the easements and road crossing conduits look good to me. Would you mind sharing this information for me at the meeting?

Thanks and take care.

Shane Bell | Outside Plant Manager
Office | 479-846-7255 Mobile | 479-841-0980



From: Melissa McCarville [<mailto:melissamccarville@cityoffarmington-ar.gov>]
Sent: Friday, July 25, 2014 4:28 PM
To: sbell@pgtc.com
Subject: Farmington Technical plat

There is a final plat for Holland subdivision that you need to look at also. It will be here for you when you come by. Thanks!

901 N. 47th Street, Suite 200 | Rogers, AR 72756 | 479-636-4838 | www.craftontull.com

TO: CITY OF FARMINGTON, PLANNING
FROM: DANIEL ELLIS, P.E.;
SUBJECT: RESPONSE TO COMMENTS FOR PLAN REVISION, HOLLAND CROSSING DUPLEXES
DATE: AUGUST 12, 2014

- 1) Note that the instructions above say the technical comment must be addressed prior to re-submission, and that a narrative for each comment much also be submitted along with revised plat.

Noted.

- 2) Please explain the half lot lines. Is it the intention to sell two halves of the duplexes separately? If that is the intention then the half lots must meet the minimum lot widths and lot size in the zoning ordinance. Each half lot must have separate water and sewer services.

This is the intention.

- 3) Label the lot width at the front building setback line for the lots in the cul-du-sacs. The minimum lot width is 75 feet. It appears lots 1-5 do not meet the minimum lot width.

Lot widths have been provided and lots 1-5 have been adjusted.

- 4) Show the zoning lines to this plat and label the zoning of the subdivision property.

Zoning lines have been added.

- 5) Fix label for Lot 4.

Label has been fixed

- 6) Labe area between Lot 6 and Lot 7.

This area has been labeled.

- 7) What is the purpose of the area south of the subdivision that is part of Lot 5 of the Holland Crossing Subdivision? Label this area.

This area will be a commercial development although the exact use is unknown at this time.

8) Will there be a sign for this subdivision?

No

9) Show and label the 100-year Flood Boundary from the 1996 US Corp of Engineers Flood Hazard Study.

Added. The flood boundary does not reach the subdivision.

10) Street lights are required at each intersect and at intervals of 300 feet as measured along the centerline of the street. It appears another street light is required along Street A.

Another street light has been added.

11) Label the minimum finished floor elevation of Lots 6, 7, 14, 15, 24 and 25.

FFE has been added.

12) Street A will not be allowed to drain into Alberta Street. Provide drainage to capture this runoff before it enters Alberta or grade the street to drain to the south

Additional storm sewer has been provided

13) Water and Sewer improvements must be approved by the City of Fayetteville Engineering Department.

Noted.

14) Show the static pressure and flow of the nearest hydrant.

An order has been placed to retrieve this information, we are awaiting results.

15) Drainage Report

Noted.

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FARMINGTON AR 72730

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| Restricted Delivery Fee (Endorsement Required) | \$0.00 | |
| Total P | \$6.49 | |

08/08/2014

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 City, Sta
 Walnut Crossing POA
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| Total P | \$6.49 | |

08/08/2014

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 Fayetteville, AR 72703

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 Jamie & Robert Selph
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 P.O. Box 8157
 Fayetteville, AR 72703

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 254 N. Christy Lane
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Sent To: **Pam Delaney**
 1293 S. Holland Drive
 Fayetteville, AR 72704

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 P.O. Box 10560
 Fayetteville, AR 72703

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Sent To: **James & Heather R. Hughes**
 1463 S. Holland Drive
 Fayetteville, AR 72704

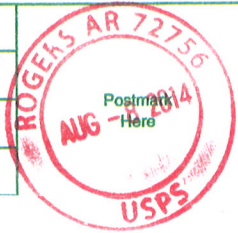
7011 1150 0001 8815 7223

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Sent To: Karen A. Hatch
 Street or PO: 1316 S. Lyndon Xing
 City, St: Fayetteville, AR 72704

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| Total Postage & Fees | \$ |



Sent To: Anselm Lambert
 Street or PO: 1308 S. Lyndon Xing
 City, St: Fayetteville, AR 72704

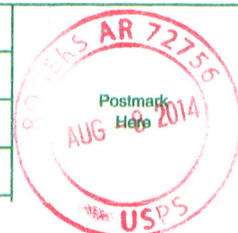
7011 1150 0001 8815 7165

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Sent To: Matthew Blakemore & Megan Baker
 Street or PO: 1417 S. Holland Drive
 City, St: Fayetteville, AR 72701

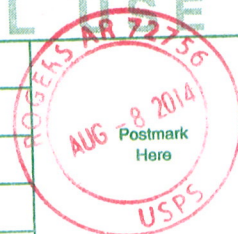
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 Street or PO: 1298 S. Lyndon Xing
 City, St: Fayetteville, AR 72704

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 Street or PO: P.O. Box 11390
 City, St: El Dorado, AR 71731

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Sent To: Carl Steven & Tami K Chandler
 Street or PO: Kaitlin A. Chandler
 City, St: 1432 S. Holland Drive Fayetteville, AR 72704

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 Trenton & Lea Roberts
 1403 S. Holland Drive
 Fayetteville, AR 72704

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 Hubert C. & Linda Peters
 P.O. Box 2610
 Mountain View, AR 72560

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 David Dimm
 1369 S. Holland Drive
 Fayetteville, AR 72704

PS Form 3800, August 2006 See Reverse for Instructions

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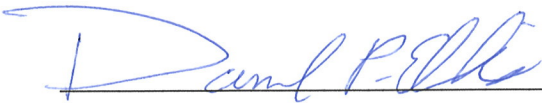
Sent To
 Kenneth & Johnnie Harvell Family Trust
 203 Allen Street
 Melbourne, AR 72556

PS Form 3800, August 2006 See Reverse for Instructions

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. Mail, first-class, postage prepaid this 8th day of August, 2014, and addressed as follows

| | | |
|---|---|--|
| Rausch Coleman Homes, LLC P.O. Box 10560 Fayetteville, AR 72703 | WG Land Company Limited Partnership P.O. Box 8157 Fayetteville, AR 72703 | Ashley & Casey Evans 254 N. Christy Lane Farmington, AR 72730 |
| Elosia & Jaime Olivera 236 N. Christy Lane Farmington, AR 72730 | Michael & Cassandra Walker 3089 N. Elizabeth Ave Fayetteville, AR 72703 | Jamie & Robert Selph 224 N. Christy Lane Farmington, AR 72730 |
| Brandi Samuels Revocable Trust 218 N. Christy Lane Farmington, AR 72730 | Kevin & Jacklyn Andrews 212 N. Christy Lane Farmington, AR 72730 | Kenneth & Johnnie Harvell Family Trust 203 Allen Street Melbourne, AR 72556 |
| Walnut Crossing POA P.O. Box 1348 Farmington, AR 72730 | Rolla & Kitti Magruder 1481 S. Holland Drive Fayetteville, AR 72704 | James & Heather Hughes 1463 S. Holland Drive Fayetteville, AR 72704 |
| Michael & Pamela Hays P.O. Box 11390 El Dorado, AR 71731 | Carl & Tami Chandler Kaitlin Chandler 1435 S. Holland Drive Fayetteville, AR 72704 | Matthew Blakemore & Meagan Baker 1417 S. Holland Drive Fayetteville, AR 72701 |
| Trenton & Lea Roberts 1403 S Holland Drive Fayetteville, AR 72704 | Mark & Virginia Buhrow 208 Long Island Drive Hot Springs National, AR 71913 | David Dimm 1369 S Holland Drive Fayetteville, AR 72704 |
| Hubert C. & Linda J. Peters P.O. Box 2610 Mountain View, AR 72560 | Pam Delaney 1293 S. Holland Drive Fayetteville, AR 72704 | Karen A. Hatch 1316 S. Lyndon Xing Fayetteville, AR 72704 |
| Anselm Lambert 1308 S Lyndon Xing Fayetteville, AR 72704 | William & Lisa Dahlgren 1298 S. Lyndon Xing Fayetteville, AR 72704 | |



Daniel Ellis, P.E.

NOTICE TO ADJOINING PROPERTY OWNERS

The following item is slated to be heard before the Planning Commission of the City of Farmington. Meeting times and places are listed below. All interested parties are encouraged to attend.

Information concerning the item is on file at the Farmington City Planning Office 354 W. Main, Farmington, AR and is available to the public for review. If you have questions regarding the project or the meetings you may call the City Planning Office at (479) 267-3865 or the office of Crafton Tull, Daniel Ellis, P.E. **project representative** at 479-878-2463.

PROJECT NAME: Holland Crossing Duplexes

PROJECT LOCATION: The project is located just south of West Alberta Street and West of South Holland Drive in Farmington, AR.

PROJECT DESCRIPTION: This project will consist of the construction of multiple multi-family duplexes as well as corresponding utility and drainage infrastructure.

MEETINGS:

PLANNING COMMISSION:

At 6:00 p.m. on Monday, August 25, 2014
354 W. Main
Farmington, AR 72730



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ADJACENT PROPERTY OWNERS SEARCH

Order No.: 14-30375-143

Date: August 7, 2014

Prepared For: Crafton Tull Engineering
Attn: Kerri Pingel

We hereby certify that we have searched the records of Washington County, Arkansas, for the adjacent property owners of parcel numbers **760-01433-010** and **760-01433-400**, owned by **Rausch Coleman Homes, LLC**, and the following information was found:

1. **760-01408-000**
Rausch Coleman Homes, LLC
P.O. Box 10560
Fayetteville, AR 72703
2. **760-01410-000**
Rausch Coleman Homes, LLC
P.O. Box 10560
Fayetteville, AR 72703
3. **760-01411-000**
WG Land Company Limited Partnership
P.O. Box 8157
Fayetteville, AR 72703
4. **760-02147-000**
Ashley Nicole & Casey Wayne Evans
254 N. Christy Lane
Farmington, AR 72730
5. **760-02336-000**
Eloisa & Jaime Olivera
236 N. Christy Lane
Farmington, AR 72730
6. **760-02337-000**
Michael W. & Cassandra D. Walker
3089 N. Elizabeth Avenue
Fayetteville, AR 72703

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7. **760-02338-000**
Jamie Lyne & Robert N. Selph
224 N. Christy Lane
Farmington, AR 72730

8. **760-02339-000**
Brandi Samuels Revocable Trust
218 N. Christy Lane
Farmington, AR 72730

9. **760-02340-000**
Kevin T. & Jacklyn L. Andrews
212 N. Christy Lane
Farmington, AR 72730

10. **760-02521-000**
Kenneth & Johnnie Harvell Family Trust
203 Allen Street
Melbourne, AR 72556

11. **760-02756-000**
Walnut Crossing Property Owners Association
P.O. Box 1348
Farmington, AR 72730

12. **765-16274-500**
Rausch Coleman Homes, LLC
P.O. Box 10560
Fayetteville, AR 72703

13. **765-25767-000**
Rolla Jack & Kitti Sabin Magruder
1481 S. Holland Drive
Fayetteville, AR 72704

14. **765-25768-000**
James K. & Heather R. Hughes
1463 S. Holland Drive
Fayetteville, AR 72704

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15. **765-25769-000**
Michael S. & Pamela J. Hays
P.O. Box 11390
El Dorado, AR 71731

16. **765-25770-000**
Carl Steven & Tami K. Chandler
Kaitlin A. Chandler
1435 S. Holland Drive
Fayetteville, AR 72704

17. **765-25771-000**
Matthew L. Blakemore & Meagan E. Baker
1417 S. Holland Drive
Fayetteville, AR 72701

18. **765-25772-000**
Trenton L. & Lea M. Roberts
1403 S. Holland Drive
Fayetteville, AR 72704

19. **765-25773-000**
Mark & Virginia Buhrow
208 Long Island Drive
Hot Springs National, AR 71913

20. **765-25774-000**
David M. Dimm
1369 S. Holland Drive
Fayetteville, AR 72704

21. **765-25775-000**
Hubert C. & Linda J. Peters
P.O. Box 2610
Mountain View, AR 72560

22. **765-25824-000**
Pam Delaney
1293 S. Holland Drive
Fayetteville, AR 72704

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- 23. **765-29247-000**
Rausch Coleman Homes, LLC
P.O. Box 10560
Fayetteville, AR 72703

- 24. **765-29284-000**
Karen A. Hatch
1316 S. Lyndon Xing
Fayetteville, AR 72704

- 25. **765-29285-000**
Anselm B. Lambert
1308 S. Lyndon Xing
Fayetteville, AR 72704

- 26. **765-29286-000**
William A. & Lisa S. Dahlgren
1298 S. Lyndon Xing
Fayetteville, AR 72704

- 27. **765-29300-000**
Rausch Coleman Homes, LLC
P.O. Box 10560
Fayetteville, AR 72703

- 28. **765-29304-000**
Rausch Coleman Homes, LLC
P.O. Box 10560
Fayetteville, AR 72703

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Elite Title Company, Inc. makes no report as to filings under the Uniform Commercial Code, Personal Property, Alimony, Child Support or Bankruptcy Court. This report is an adjacent property owners search of the records and is not to be construed as a title insurance binder, legal opinion or commitment to insure. Elite Title Company, Inc. is neither expressing or attempting to express any opinion as to the validity of the title to property described above nor expressing or attempting to express the validity of any encumbrances, either recorded or unrecorded, that might pertain to the property described above. Although Elite Title Company, Inc. considers the information stated above to be accurate, no assurances are made nor does Elite Title Company, Inc. assume any liability for either the inaccuracy of any information state herein or omissions of information hereto. Liability herein is limited to the amount paid for this certificate. The adjacent property owners search is intended for the exclusive use of the addressee for informational purposes only. For assurances as to the title to the property described above, addressee should obtain a title insurance commitment/policy.

Elite Title Company, Inc.

By: _____

Jason L. Alexander

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